

**ZB# 00-35**

**Dunkin Donuts  
(Leon Trudeau)**

**69-1-11**

Prelim.

July 10, 2000.  
No Show

Prelim.

~~Aug. 11, 2000~~  
Aug. 14, 2000

Public Hearing:

~~Oct. 25, 2000~~

Nov. 13, 2000.

Sign Advances

Approved.

Refund: 403.00

#00-35-Trudeau, Leon (Dunkin Donuts)

69-1-11 Area  
Signs

MADE IN U.S.A.

NO. 753 1/3

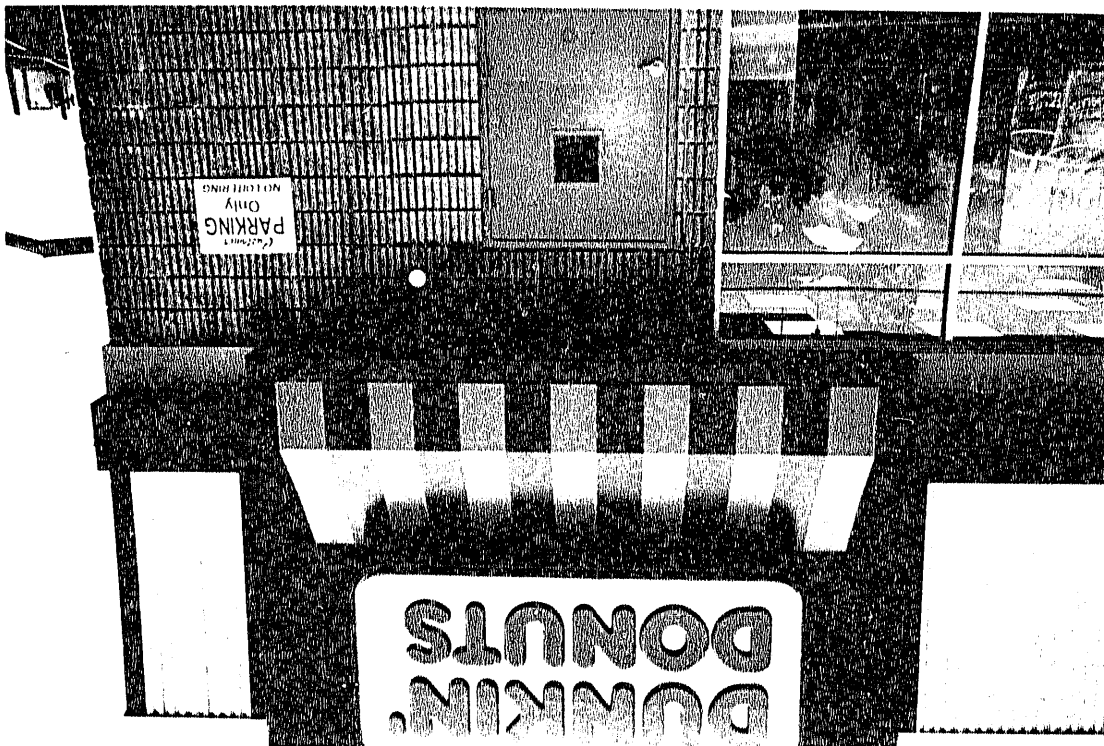
•  •

**Oxford**



GRANDPRAIRIE CHURCHES -  
TECHNICAL DEPARTMENT

DUNKIN'  
DONUTS



~~ORIGINAL COPIES -~~  
~~RECEIVED DEPARTMENT~~

**APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)**

APPLICANT: Trudeau (Dunkin Donuts)

FILE# 00-35

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

INTERPRETATION: \$150.00

AREA X SIGN

USE     

APPLICATION FOR VARIANCE FEE.....\$ 150.00

CK. # 3135.  
10/10/00

ESCROW DEPOSIT FOR CONSULTANT FEES.....\$ 500.00

CK. # 3136  
10/10/00.

**DISBURSEMENTS:**

**STENOGRAPHER CHARGES: \$4.50 PER PAGE**

PRELIMINARY MEETING-PER PAGE 8/14/00-3 \$ 13.50

2ND PRELIMINARY- PER PAGE 11/13/00-3 \$ 13.50

3RD PRELIMINARY- PER PAGE.....\$     

PUBLIC HEARING - PER PAGE.....\$     

PUBLIC HEARING (CONT'D) PER PAGE.....\$     

TOTAL.....\$ 27.50.

**ATTORNEY'S FEES: \$35.00 PER MEEETING**

PRELIM. MEETING: 8/14/00.....\$ 35.00

2ND PRELIM. 11/13/00.....\$ 35.00

3RD PRELIM.....\$     

PUBLIC HEARING.....\$     

PUBLIC HEARING (CONT'D).....\$     

TOTAL.....\$ 70.00

**MISC. CHARGES:**

.....\$     

TOTAL.....\$ 97.00

LESS ESCROW DEPOSIT.....\$ 500.00.

(ADDL. CHARGES DUE).....\$     

REFUND DUE TO APPLICANT..\$ 403.00

Date 11/16/00, 1900

# TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553**

TO ACSIS Food Inc. DR.

P.O. Box 212, Jails Gate, NY 12584

DATE \_\_\_\_\_

Charge: # 00-35

**CLAIMED**

**ALLOWED**

1/16/50

Refund of Escrow - #00-35 ZBA  
(Dunkin Donuts)

\$ 403.00

Patricia C. Corsetti

**ACSIS FOODS INC.**

P.O. BOX 212  
VAILS GATE, NY 12584

3135

Date 10/4/00

50-693/219  
302

Pay to the order of TOWN OF NEW WINDSOR

\$ 150<sup>00</sup>

ONE HUNDRED FIFTY

Dollars



KeyBank National Association  
Vails Gate, New York 12584  
1-800-KEY2YOU

For SIGN VLAKE ZBA #00-35

*Leon Jordan*

⑈003135⑈

⑆021906934⑆

3020000109⑈

ACSIS FOODS INC.

P.O. BOX 212

VAILS GATE, NY 12584


3136

Date 10/4/02

50-693/219  
302

Pay to the order of TOWN OF NEW WINDSOR  
FIVE HUNDRED

\$ 500.00

Dollars  Security Features  
see back of card



KeyBank National Association  
Vails Gate, New York 12584  
1-800-KEY2YOU

Leon J. Jurek

For SIGN VILATE ZBA# 00-35

⑈003136⑈ ⑆021906934⑆ 3020000109⑈

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 583-4811

**RECEIPT**  
**#775-2000**

10/13/2000

Foods, Acsis

*Trudeau/  
Dunkin Donuts.*

Received \$ 150.00 for Zoning Board Fees, on 10/13/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

ZBA # 00-35  
\$ 150.00  
CR # 3135

Dorothy H. Hansen  
Town Clerk

-----X  
In the Matter of the Application of

**AC SIS FOODS/DUNKIN DONUTS**

**MEMORANDUM OF  
DECISION GRANTING  
AREA VARIANCES**

#00-35.  
-----X

**WHEREAS, ACSIS FOODS, INC.,** with a location at 1002 Route 94, Vails Gate, New York 12584, has made application before the Zoning Board of Appeals for a 2 ft. front and 2 ft. side façade sign height variance at the above address in a C zone; and

**WHEREAS,** a public hearing was held on the 13th day of November, 2000 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS,** Applicant, William Staples, appeared with Daniel J. Bloom, Esq.; and

**WHEREAS,** there no spectators appearing at the public hearing; and

**WHEREAS,** no one spoke in opposition to this Application; and

**WHEREAS,** a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS,** the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a commercial property located in a neighborhood of commercial properties at the junction of five, busy commercial roads.

(b) The Applicant seeks to erect two façade signs which are higher than that allowed by the Code. These signs replace signs that were on the building prior to its recent renovation.

(c) The signs were a pre-existing, non-conforming use and were removed in order to repaint them and thereafter were sought to be re-erected. The signs will project no closer to the road than the prior signs and, in fact, will be of the same size and located in the same locations.

- (d) The area is an extremely busy commercial area in which the other neighboring businesses are advertised by signs that are at least as, if not more extensive than the signs which Applicant seeks to re-install on his building.
- (e) The signs will be internally illuminated but will not be flashing nor will they contain neon.
- (f) The size of the signs are commensurate with the size of the building. It appears that the proposed front façade sign will be less than a quarter as long as the building itself.
- (g) There have been no complaints about the signs.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 2 ft. side facade sign height and 2 ft. front facade sign height variance for replacement of facade signs at the above location, in a C zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: January 08, 2001.

  
Chairman

Date 11/3/00, 19.....

# TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553**

TO ..... DR.

Frances Roth  
168 N. Drury Lane  
Newburgh, N.Y. 12550

DATE \_\_\_\_\_

**CLAIMED**

**ALLOWED**

1/13/01	Zoning Board Mtg	75.00
	Misc. 2	
	Cactus Resorts - 116	
	Duckworth - 2	
	Cruz - 2	
	Gullagher - 2	
	Lyons - 2	
	Corallo - 3	
	Acasis Foods - 3	144.00
	13.50.	
	32	
	James H. Hagan	219.00

PUBLIC HEARINGS:

ACSIS FOODS, INC.

MR. NUGENT: Request for 2 ft. side facade sign height and 2 ft. front facade sign height at Dunkin Donuts, 100 Route 94 in C zone.

Daniel Bloom, Esq. and Mr. Bill Staples appeared before the board for this proposal.

MR. KRIEGER: Let the record reflect there's no one in the audience for Acsis Foods, Inc.

MS. CORSETTI: We sent out 23 addressed envelopes to adjacent property owners on October 24th.

MR. BLOOM: Good evening, gentlemen, my name is Dan Bloom, I represent the applicants this evening and before I start, I'd like to take this opportunity if I may, Mr. Chairman, pass around some photographs of the signs in question, both the side sign and the front sign.

MS. CORSETTI: I think we have all these.

MR. KANE: That we do.

MR. BLOOM: Well, as the application indicates, my clients first placed the signs on the building back around 1978, they were originally constructed and as you know, recently, they completed a complete remodeling of the facility, Dunkin Donuts in Vails Gate and in conjunction with doing that, they removed the signs from the building for two reasons. Number one, to clean them and number two, there used to be a brown thin stripe around them and they pointed them with a maroon stripe to conform with the change in the coloring on the building, which is maroon to match it. And when they did that, technically, of course, they, operating under a non-conforming use to the extent that the sign had been a permitted use under the rules and regulations in 1978 when they removed it from the building and went to put it back, now they don't conform because they are two feet in excess on the

height limitations and so we're here this evening seeking a variance of those two foot short limitations on both signs and we're suggesting to the board that if the variance is granted, it will not impair, in our opinion, respectfully submitting, it would not impair the visual aspect of the building or the surrounding buildings or any of the other commercial enterprises around it. In fact, you'll from your own knowledge, I'm sure you would agree, that most of the signs in the area probably go back to about the about the same vintage, around late '80's, they are approximately the same construction, the same size and it's for that reason we submit to the board that if the variance is granted, it will not adversely impact upon the aesthetics of the neighborhood. It will enhance we submit the building itself and it will be in conformity with the basic aesthetic effect of the original architectural rendering which necessitated the remodeling in the first instance.

MR. KANE: These are the same since that have been on the building since 1978?

MR. BLOOM: That's right.

MR. KANE: Internally illuminated?

MR. STAPLES: Yes.

MR. KRIEGER: But are not flashing or neon?

MR. BLOOM: No, that's correct.

MR. KANE: With taking down, you have in no way made them any larger than what has been existing up there?

MR. STAPLES: Right.

MR. NUGENT: Overall length of the front of the building is how big, approximately?

MR. STAPLES: I'd say approximately 30 feet, approximately.

MR. NUGENT: This sign is 12.

MR. STAPLES: Yes, it's more than that, it's probably more than 16 feet.

MR. TORLEY: The size of the sign is commensurate with the size of the building.

MR. KRIEGER: Visually, looks like the sign is less than the front facade sign is less than quarter of the building.

MR. BLOOM: Yes.

MR. REIS: Aesthetically, it's very pleasing, I would say. Has the applicant had any problems or complaints from your neighbors?

MR. STAPLES: No.

MR. KRIEGER: For the record, are there any complaints on file?

MR. BABCOCK: No. It's 50 feet.

MR. REIS: Accept a motion?

MR. NUGENT: I will.

MR. REIS: Make a motion that we grant Acsis Foods, Inc. their requested variance at 100 Route 94.

MR. KANE: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

*Prelim.*  
*July 10, 2000*  
**COPY**  
*No Show*  
*#00-35*

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: June 20, 2000

APPLICANT: Bill Staples  
PO Box 212  
Vails Gate, NY 12584

*44/6-8031.*

Owner: *Leon Trudeau.*  
*94 Canterbury Rd.*  
*Fort Montgomery, NY*  
*10928.*

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Sign Replacement

LOCATED AT: 1002 Rt. 94

ZONE: C Sec/ Blk/ Lot: 69-1-11

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed side facade sign replacement of 4'-6" x 9'-2" will exceed maximum permitted height of 2'-6".

  
BUILDING INSPECTOR

PERMITTED 2'-6"

>

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: C      USE:48-18-H-(1)-(B)-(1)

SIGN:Side facade

FREESTANDING:

HEIGHT:

4'-6"

2'

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO

IMPORTANT

YOU MUST CALL FOR ALL REQUIRED INSPECTIONS

Other inspections will be made in most cases but those listed below must be made. Do not mistake an unscheduled inspection for one of those listed below. Unless approval of one of these inspections it has not been approved and it is improper to do disapproved work must be re-inspected after correction.

1. When excavating is complete and footing forms are in place (before pouring concrete).
2. Foundation Inspection. Check here for waterproofing and footing drain.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing is completed and before it is covered from inside and plumbing rough-in.
5. Insulation.
6. Plumbing final and final. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway Inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Permit number must be called in with each inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and per test.
13. Road opening permits must be obtained from Town Clerk's Office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

PLEASE PRINT CLEARLY  
FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Leon Ruden

Address 2004 Rt. 94, Vails Gate NY. 12584 Phone (914) 562-2171

Mailing Address P.O. Box 212, Vails Gate NY. 12584

Name of Architect Architettura

Address Suite 310, 155 Polk Pl. Road Hackensack, NJ. 07601 Phone (201) 343-5522

Name of Contractor Pease Construction Inc.

Address P.O. Box 309, Firebuck NY. 12572 Phone (914) 876-6177

State whether applicant is owner, lessee, agent, architect, engineer or builder Owner

If applicant is a corporation, signature of duly authorized officer.

Leon Ruden  
(Name and title of corporate officer)

Bill Staples - DD

Highland Falls - 4/16-5510  
(MORNING)

Nearby - 562-9715  
N. A. Road.

FOR OFFICE USE ONLY

Building Permit #

564-2000

RECEIVED

JUN 21 2000

BUILDING DEPARTMENT

1. On what street is property located? On the \_\_\_\_\_ side of 1002 Rt-94  
(N,S,E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone?  
Y No

3. Tax Map Description: Section 69 Block 1 Lot 11

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_

b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☒ Repair ☐ Removal ☐ Demolition ☐ Other ☐

6. Is this a corner lot? Yes

4'-6" x 9'-2" FACADE SIGN- SIDE

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_  
Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_ Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_  
If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use

**PAID**

Receipt 1084

\$50.00

**ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR  
COUNTY OF ORANGE:STATE OF NEW YORK**

**In the Matter of the Application for Variance of**

ACSIS, Inc. / Dunkin' Donuts.

# 00-35..

**AFFIDAVIT OF  
SERVICE  
BY MAIL**

STATE OF NEW YORK) )  
COUNTY OF ORANGE ) SS.:

**PATRICIA A. CORSETTI**, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 24th day of October, 2002, I compared the 23 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia A. Corsetti

**Notary Public**

Sworn to before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public**

**PUBLIC NOTICE OF HEARING**

**ZONING BOARD OF APPEALS**

**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

**Appeal No.** 35

**Request of** ACSIS FOODS, INC.,

**for a VARIANCE of the Zoning Local Law to Permit:**

Facade signs on front and side of building with more than the allowable

sign area and height;

**being a VARIANCE of Section** 48-18-H-(1)-(B)-(1)

**for property situated as follows:**

1002 Route 94, New Windsor, New York 12553 (Dunkin' Donuts)

**known and designated as tax map Section** 69, **Blk.** 1 **Lot** 11

**PUBLIC HEARING will take place on the** 13th**day of** November, 2000 **at the**  
**New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30**  
**o'clock P.M.**

James Nugent

**Chairman**

Date 7/13/00, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth  
168 N. Drury Lane DR.  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
8/14/00		Zoning Board Mtg,	75.00	
		Misc - 2		
		Lozio - 2		
		Ferguson - 3		
		Marulanda - 5		
		Dunkin Donuts - 3 13.50		
		Lehman - 3		
		Schlesinger - 3		
		Panella - 3		
		Pearson - 3		
		Cutro - 1		
		Young - 3		
		Pays Inn - 3		
		Czepiel - 2	175.50	
		Lahey - 3	250.50	
		39		

DUNKIN DONUTS

Mr. Stephen Passinean and Mr. Bill Staples and appeared before the Board for this proposal.

MR. TORLEY: Request for 2 foot sign height for side and front facade signs at location on Route 94 in Vails Gate.

MR. PASSINEAN: I'm Stephen Passinean. I'm the general manager of the Dunkin Donuts. This Dunkin Donuts is located on the Five Corners. I don't know if you guys, most of you probably know where it is. We recently renovated, remodeled it, brought it up to the new Dunkin Donuts image. The signs that were on the building when we started the renovation, we took them down and painted them, and, consequently, we want to put them back up. So basically, I'm not requesting for anything more than what we had there before.

MR. KANE: Same signs are going back up, just refurbished?

MR. PASSINEAN: Yeah, the same signs are going back up refurbished. So I'm not looking for any additional signage.

MR. TORLEY: These signs were out of the code when they were put up before, Mike?

MR. BABCOCK: Well, we don't have any evidence that says that they were a permitted size sign. Right now they do not meet the ordinance, so we're saying that the best way to do it is to straighten it out.

MR. PASSINEAN: It's been there a long time, the location, so I don't know what the code was back then. Maybe I was in a diaper.

MR. BABCOCK: We have no evidence either way, so we said this is the best way to clean it up and there's no problems.

MR. KRIEGER: So if I read this right, the sizes are okay, it's just the height that's wrong?

MR. BABCOCK: Actually, the sizes are too big also, I think. I don't have the file here for some reason.

MR. TORLEY: So we're actually looking for sign height

and sign area?

MR. BABCOCK: Yeah, the sign area would be the one on the building.

MR. TORLEY: It says we have front and side facade signs.

MR. BABCOCK: Yeah.

MR. TORLEY: He's only allowed one, isn't he?

MR. BABCOCK: I'm a little disadvantaged, I don't have the file for some reason.

MS. BARNHART: Michael, I have the notice if you want to look at it. Here's another one.

MR. BABCOCK: There should be one for the freestanding sign and one for the facade.

MR. TORLEY: In both cases you've repainted and refurbished the signs that were there?

MR. PASSINEAN: We painted them and cleaned them up.

MR. TORLEY: So we have two variance requests then, Mike?

MR. BABCOCK: Yes.

MR. KANE: We'll need to get those numbers straightened out for the public hearing.

MR. KRIEGER: Two? We have the number of signs, the size of the signs, and the height. That's three, isn't it?

MR. BABCOCK: That's correct.

MR. TORLEY: Well, we can, with the applicant's and Mike's cooperation, I think we can proceed and then we can have the exact numbers and sizes at the public meeting.

MR. KANE: Mr. Chairman, accept a motion?

MR. TORLEY: Yes.

MR. KANE: I move we set up Dunkin Donuts for a public

hearing on the requested sign variances.

MR. McDONALD: Second.

ROLL CALL

MR. McDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. KRIEGER: When you come back, if you would address yourself to the criteria on that sheet, that would be helpful since those are the criteria on which the zoning board must decide.

MR. KANE: What you'll need to do is get together with Michael on the exact sizes on the signs and see what variances you'll need for what.

MR. TORLEY: You want to make sure those are accurate. Because if you're off, you'll have to start over. A photograph would be helpful. I think we all know where the Dunkin Donuts is.

MR. PASSINEAN: Okay.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 00-35

Date: 10/2/00

I. ☒ Applicant Information:

(a) ACSIS FOODS, INC., P.O. Box 212, Vails Gate, NY 12584

(Name, address and phone of Applicant)

(Owner)

(b) N/A

(Name, address and phone of purchaser or lessee)

(c) Daniel J. Bloom, Esq., c/o Bloom & Bloom, P.C., PO Box 4323, New Windsor, NY 12553 561-6920

(Name, address and phone of attorney)

(d) Design Group Architectura, 155 Polifly Rd., Suite 310, Hackensack, NJ 07601

(Name, address and phone of contractor/engineer/architect)

II. Application type:

☐ Use Variance

☒ Sign Variance

☐ Area Variance

☐ Interpretation

III. Property Information:

(a) C 1002 Rte. 94, New Windsor, NY

69-1-11

.268 acres +/-

11,650 sq.ft. +/-

(Zone) (Address)

(S B L)

(Lot size)

(b) What other zones lie within 500 ft.? C

(c) Is a pending sale or lease subject to ZBA approval of this application? NO

(d) When was property purchased by present owner? 9/27/99

(e) Has property been subdivided previously? NO

(f) Has property been subject of variance previously? NO  
If so, when? N/A

(g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance. N/A

(a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

N/A

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes \_\_\_\_\_ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance: N/A

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

\* Residential Districts only

\*\* No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(You may attach additional paperwork if more space is needed)

✓ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-18-H-(1)-(B)-(1) Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	2 1/2' H.	4 1/2' x 9'2"	2'
Sign 2	2 1/2' H.	4 1/2' x 9'2"	2'
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

Premises recently renovated. Pre-existing signs on building are to be reinstalled and their size has not changed. The original signs were installed on the building on or about 1978.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

186 square feet

\_\_\_\_\_

\_\_\_\_\_

VII. Interpretation. *N/A*

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(b) Describe in detail the proposal before the Board:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The signs to be installed are the same signs that existed on the building since in or about 1978. They are aesthetic and blend well with the architecture of the recently completed renovations to the premises. The surrounding properties are commercial and utilize signs of similar construction, design and size. The ultimate effect permitting installation of the signs on the premises will be the culmination of an architectural up-grading of the premises consistent with all of the surrounding properties.

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ N/A Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 150.00 and the second check in the amount of \$ 500.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: October 4, 2000

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed. ACSIS FOODS, INC.

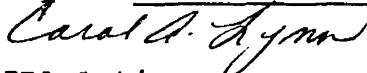
By: 

(Applicant)

William Staples, Authorized Agent

Sworn to before me this

4th day of October, 2000.



CAROL A. LYNN  
NOTARY PUBLIC, State of New York  
Residing in Orange County  
#4527111  
Commission Expires 11-30-00

XI. ZBA Action:

(a) Public Hearing date: \_\_\_\_\_.

(b) Variance: Granted (\_\_\_\_) Denied (\_\_\_\_)

(c) Restrictions or conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)



# Fidelity National Title Insurance Company

OF NEW YORK

## STANDARD NEW YORK ENDORSEMENT (OWNER'S POLICY)

Attached to and forming a part of Policy No. 5312-585949  
of FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

1. The following is added to the insuring provisions on the face page of this policy:

"5. Any statutory lien for services, labor or materials furnished prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy."

2. The following is added to Paragraph 7 of the Conditions and Stipulations of this policy:

"(d) If the recording date of the instruments creating the insured interest is later than the policy date, such policy shall also cover intervening liens or encumbrances, except real estate taxes, assessments, water charges and sewer rents."

Nothing herein contained shall be construed as extending or changing the effective date of the policy unless otherwise expressly stated.

This endorsement is made a part of the policy and is subject to the Exclusions from Coverage, Schedules, Conditions and Stipulations therein, except as modified by the provisions hereof.

Fidelity National Title Insurance Company  
of New York



BY

ATTEST

*[Signature]*  
President

*Charles H. Wimer*  
Secretary

**Owner's Policy of Title Insurance**

**Fidelity National Title Insurance Company**  
**of New York**  
A Stock Company

POLICY  
NUMBER **5312- 585949**

**OWNER'S POLICY OF TITLE INSURANCE**

*SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, a New York corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:*

- 1. Title to the estate or interest described in Schedule A being vested other than as stated therein;*
- 2. Any defect in or lien or encumbrance on the title;*
- 3. Unmarketability of the title;*
- 4. Lack of a right of access to and from the land.*

*The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.*

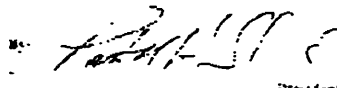
*IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.*

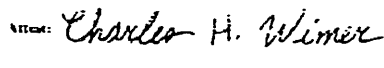
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
OF NEW YORK

Countersigned

  
Authorized Signature  
(PLEASE PRINT NAME)



  
President

Attest:   
Secretary

## SCHEDULE A

TITLE NUMBER: NW-162  
POLICY NUMBER: 5312-585949  
AMOUNT OF INSURANCE: \$500,000.00  
DATE OF POLICY: September 29, 1999

## 1. Name of Insured:

LEON TRUDEAU

## 2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

## 3. Title to the estate or interest in the land is vested in:

LEON TRUDEAU;

Who acquired title from NANCY J. SCHNEIDER, REFEREE by deed dated September 27, 1999 and recorded in the ORANGE County Clerk's Office on September 29, 1999 in Liber 5155 page 181.

## 4. The land referred to in this policy is described in Schedule C.

HEREIN

FIDELITY NATIONAL TITLE INSURANCE COMPANY

## SCHEDULE B

POLICY NO: 5312-585949

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. The exact location of the premises, the courses stated in the description and the dimensions given therein will not be insured in the absence of a satisfactory survey certified to the company.
2. Utility Grants in Liber 717 page 92, Liber 743 page 222, and Liber 918 page 6
3. Lease option agreement in Liber 2269 page 1175.
4. Drainage easement in Liber 3295 page 250.
5. Mortgage in the amount of \$350,000.00 dated April 15, 1994 made by STEVE PREKAS to MIDDLETOWN SAVINGS BANK and recorded in the ORANGE County Clerk's Office April 19, 1999 in Liber 5082 page 184.
6. Subject to the right of the United States of America to redeem for 120 days from the date of the sale.
7. Rights of tenants or persons in possession.
8. 1999/00 School Tax - \$10,874.44 - OPEN.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

## SCHEDULE C

TITLE NUMBER: NW-162  
POLICY NUMBER: 5312-585949

ALL that certain plot, piece, or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York and being more particularly bounded and described as follows:

BEGINNING at the intersection of the westerly line of New York State Route 300 (a/k/a Temple Hill Road) with the northerly line of New York State Route #94, thence

- (1) along the road line of New York State Route 94, South 75° 10' 00" West 77.10 feet to a point; thence
- (2) along lands now or formerly of Prekas, North 14° 50' 00" West 90.00 feet to a point; and
- (3) continuing along lands now or formerly of Prekas, North 31° 06' 00" East 119.45 feet to a point marked by a found iron pipe; thence
- (4) along the road line of New York State Route 300 the three following courses:
  - (a) South 55° 34' 32" East 15.75 feet,
  - (b) South 17° 41' 00" East 123.00 feet and
  - (c) South 18° 26' 00" West 45.80 feet to a point on the northerly line of Route 94 and the point of BEGINNING.

# ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

LEON TRUDEAU

SECTION 69 BLOCK 1 LOT 11

RECORD AND RETURN TO:  
(name and address)

H.V. ABSTRACT CORP.  
118 MAPLE AVENUE  
NEW CITY, N.Y. 10956  
914-634-8794

NW-164

TO

Leon Trudeau  
JUNE Trudeau

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

## PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)
2201 CHESTER (VLG)	4205 WALDEN (VLG)
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)
2800 DEERPARK (TN)	X 4800 NEW WINDSOR (TN)
3089 GOSHEN (TN)	5089 TUXEDO (TN)
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG)	5200 WALLKILL (TN)
3005 CHESTER (VLG)	5489 WARWICK (TN)
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)
3889 MINISINK (TN)	5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)	
4089 MONROE (TN)	
4001 MONROE (VLG)	
4003 HARRIMAN (VLG)	
4005 KIRYAS JOEL (VLG)	

## CITIES

0900 MIDDLETOWN  
1100 NEWBURGH  
1300 PORT JERVIS  
9999 HOLD

NO. PAGES 4 CROSS REF. 1  
CERT. COPY ☐ ADD'L X-REF. ☐  
MAP# ☐ PGS. ☐  
PAYMENT TYPE: CHECK ☒  
CASH ☐  
CHARGE ☐  
NO FEE ☐

CONSIDERATION \$ ☐  
TAX EXEMPT ☐

MORTGAGE AMT. \$ ☐  
DATE ☐

## MORTGAGE TAX TYPE:

(A) COMMERCIAL/FULL 1%  
(B) 1 OR 2 FAMILY  
(C) UNDER \$10,000  
(E) EXEMPT  
(F) 3 TO 6 UNITS  
(I) NAT.PERSON/CR. UNION  
(J) NAT.PER-CR.UN/1 OR 2  
(K) CONDO

DONNA L. BENSON  
ORANGE COUNTY CLERK

RECEIVED FROM:

H. V. Abst.

LIBER 5238 PAGE

54

508

LIBER 5238 PAGE 55

ORANGE COUNTY CLERKS OFFICE 6825 MRL  
RECORDED/FILED 02/07/2000 11:51:40 AM

FEE\$ 47.50 EDUCATION FUND 5.00  
SERIAL NUMBER: 006187  
DEED CNTL NO 51739 RE TAX .00

Bargain & Sale Deed with Covenants against Grantor's Act - Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT WHICH SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the <sup>15<sup>th</sup></sup> day of FEBRUARY, in the year 2000

BETWEEN LEON TRUDEAU  
residing at 94 Canterbury Road, Fort Montgomery, New York 10928

party of the first part, and

LEON TRUDEAU and JUNE TRUDEAU  
residing at 94 Canterbury Road, Fort Montgomery, New York 10928

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE 'A' ANNEXED HERETO AND MADE A PART HEREOF

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed dated September 27, 1999 and recorded in the Orange County Clerk's Office on September 29, 1999 in Liber 515 Page 181.

This conveyance is being made subject to that certain Mortgage dated 4/15/94, from Steve Prekas to Middletown Savings Bank which Mortgage was recorded in Liber 5082, Page 184 of the Orange County Clerk. The party of the second part hereby agrees to fully assume said Mortgage and to be fully liable thereunder.

TOGETHER with all rights, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.



AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

  
LEON TRUDEAU  


LIBER 5238 PAGE 56

Use Acknowledgment Form Below Within New York State Only:

STATE OF NEW YORK, COUNTY OF ORANGE )ss:

On the 1<sup>st</sup> day of February, in the year 2000  
before me, the undersigned, a notary public in and for said state,  
personally appeared Leon Trudeau and June Trudeau  
personally known to me or proved to me on the basis of satisfactory  
evidence to be the individual whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their capacity(ies), and that by his/her/their  
signature(s) on the instrument, the individual(s), or the person upon  
behalf of which the individual(s) acted, executed the instrument.

Notary Public

VINCENT P. SARRO II  
Notary Public, State of New York  
Residing in Rockland County  
My Commission Expires September 30, 2004

Acknowledgment Form for Use Within New York State Only:  
(New York Subscribing Witness Acknowledgment Certificate)

STATE OF NEW YORK, COUNTY OF )ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_  
before me, the undersigned, a notary public in and for said state,  
personally appeared \_\_\_\_\_  
the subscribing witness to the foregoing instrument, with whom I am  
personally acquainted, who, being by me duly sworn, did depose and  
say that he/she/they reside(s) in \_\_\_\_\_

(If the place of residence is in a city, include the street and street number, if any,  
thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing  
instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed  
his/her/their name(s) as a witness thereto.

Notary Public

**Bargain and Sale Deed**  
With Covenants Against Grantor's Acts

NW-164

LEON TRUDEAU

TO

LEON TRUDEAU and JUNE TRUDEAU

Use Acknowledgment Form Below Within New York State Only:

STATE OF NEW YORK, COUNTY OF )ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_  
before me, the undersigned, a notary public in and for said state,  
personally appeared \_\_\_\_\_  
personally known to me or proved to me on the basis of satisfactory  
evidence to be the individual whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their capacity(ies), and that by his/her/their  
signature(s) on the instrument, the individual(s), or the person upon  
behalf of which the individual(s) acted, executed the instrument.

Notary Public

Acknowledgment Form For Use Outside New York State Only:  
(Out of State or Foreign General Acknowledgment Certificate)

(Complete Verbs with State, Country, Province or Municipality) )ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_  
before me, the undersigned, personally appeared \_\_\_\_\_

personally known to me or proved to me on the basis of satisfactory  
evidence to be the individual(s) whose name(s) is(are) subscribed to  
the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their capacity(ies), that by his/her/their  
signature(s) on the instrument, the individual(s), or the person upon  
behalf of which the individual(s) acted, executed the instrument, and  
that such individual made such appearance before the undersigned in  
the \_\_\_\_\_

(Insert the city or other political subdivision and the state or  
country or other place the acknowledgment was taken.)

Notary Public

Section 69

Block 1

Lot 11

County/Town Orange/New Windsor

RECORD AND RETURN TO:

J. Nelson Hood, Esq.  
Hood, Hood & Hood  
217 Route 9W  
Haverstraw, NY 10927

LIBER 5288 PAGE 57

## TITLE NO: NW-164

## SCHEDULE C

ALL that certain plot, piece, or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York and being more particularly bounded and described as follows:

BEGINNING at the intersection of the westerly line of New York State Route 300 (a/k/a Temple Hill Road) with the northerly line of New York State Route #94, thence

- (1) along the road line of New York State Route 94, South 75° 05' 24" West 75.18 feet to a point; thence
- (2) along lands now or formerly of Prekas, North 14° 50' 00" West 82.63 feet to a point; and
- (3) continuing along lands now or formerly of Prekas, North 31° 06' 00" East 119.45 feet to a point marked by a found iron pipe; thence
- (4) along the road line of New York State Route 300 the three following courses:
  - (a) South 55° 35' 00" East 5.99 feet,
  - (b) South 17° 57' 35" East 131.02 feet and
  - (c) South 21° 07' 03" West 37.00 feet to a point on the northerly line of Route 94 and the point of BEGINNING.

Hudson Valley Abstract Company

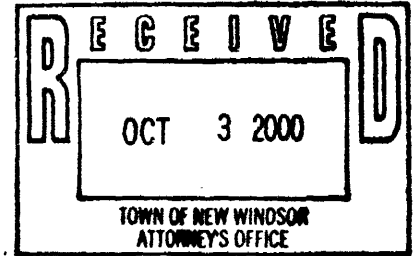
LIBER 5238 PAGE 58



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office



September 29, 2000

Bloom & Bloom, P.C.  
P.O. Box 4323  
New Windsor, NY 12553

(23)

Re: 69-1-11

Dear Mr. Bloom:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/bw  
Attachments

CC: Pat Corsetti, ZBA

V. G. R. Associates, LLC  
C/o Irving S. Bobrow, Mgr.  
40 East 69<sup>th</sup> Street  
New York, NY 10021

T G S Associates, Inc.  
15 East Market Street  
Red Hook, NY 12571

Terry Scott Hughes  
18 Ellison Drive  
New Windsor, NY 12553

Theodore & Konstantinos  
Panagiotopoulos  
65 Eisenhower Drive  
Middletown, NY 10940

S & S Properties Inc.  
123 Quaker Road  
Highland Mills, NY 10930

Mans Brothers Realty Inc.  
PO Box 247  
Vails Gate, NY 12584

R & S Foods Inc.  
249 North Craig Street  
Pittsburgh, PA 15213

D B Companies DBA DB Mart  
Convenience Stores  
P.O. Box 9471  
Providence, RI 02940

4 Acres, L.L.C.  
104 South Central Ave  
Valley Stream, NY 11580

NYS Dep. Of Transportation  
Office of State Comptroller  
Legal Services 6<sup>th</sup> Floor  
A.E. Smith Building  
Albany, NY 12236

Central Hudson Gas & Electric Corp.  
284 South Ave  
Poughkeepsie, NY 12601

John Grana  
P.O. Box 317  
Vails Gate, NY 12584

Franchise Realty Interstate Corp.  
C/o Colley & McCoy Co.  
P.O. Box 779  
Croton Falls, NY 10519

Primavera Properties Inc.  
P.O. Box 177  
Vails Gate, NY 12584

Fred Plus 3, LLC  
104 South Central Ave  
Valley Stream, NY 11580

Angelo Rosmarino Enterprises, Inc.  
P. O. Box 392  
Vails Gate, NY 12584

Fred Gardner & Herbert Slepoy  
104 S. Central Ave  
Valley Stream, NY 11580

Route 300 Associates  
C/o John Yanaklis  
550 Hamilton Ave  
Brooklyn, NY 11232

Mobil Oil Corporation  
C/o Exxon Mobil Corporation  
Property Tax Division  
P O Box 4973  
Houston, TX 77210-4973

Amerada Hess Corp.  
C/o Dean E. Cole Mgr.  
Property Tax Dept.  
1 Hess Plaza  
Woodbridge, NJ 07095

Samuel Leonardo  
7 Dogwood Hills Road  
Newburgh, NY 12550

M C B Partnership  
521 Green Ridge Street  
Scranton, PA 18509

House of Apache Properties, LTD  
C/o Herbert Slepoy  
104 S. Central Ave  
Valley Stream, NY 11580

Date 7/17/00, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.  
168 N. Drury Lane  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
7/10/00	Zoning Board Mtg			75.00
	Mis. 1			
	Molina - 5			
	Ferguson - 3			
	Hecht - 9			
	Dunkin Donuts - 1 \$4.50			
	Moresco - 2			
	Schwartz - 3			
	Fox - 4			126.00
	<u>28</u>			<u>201.00</u>

July 10, 2000

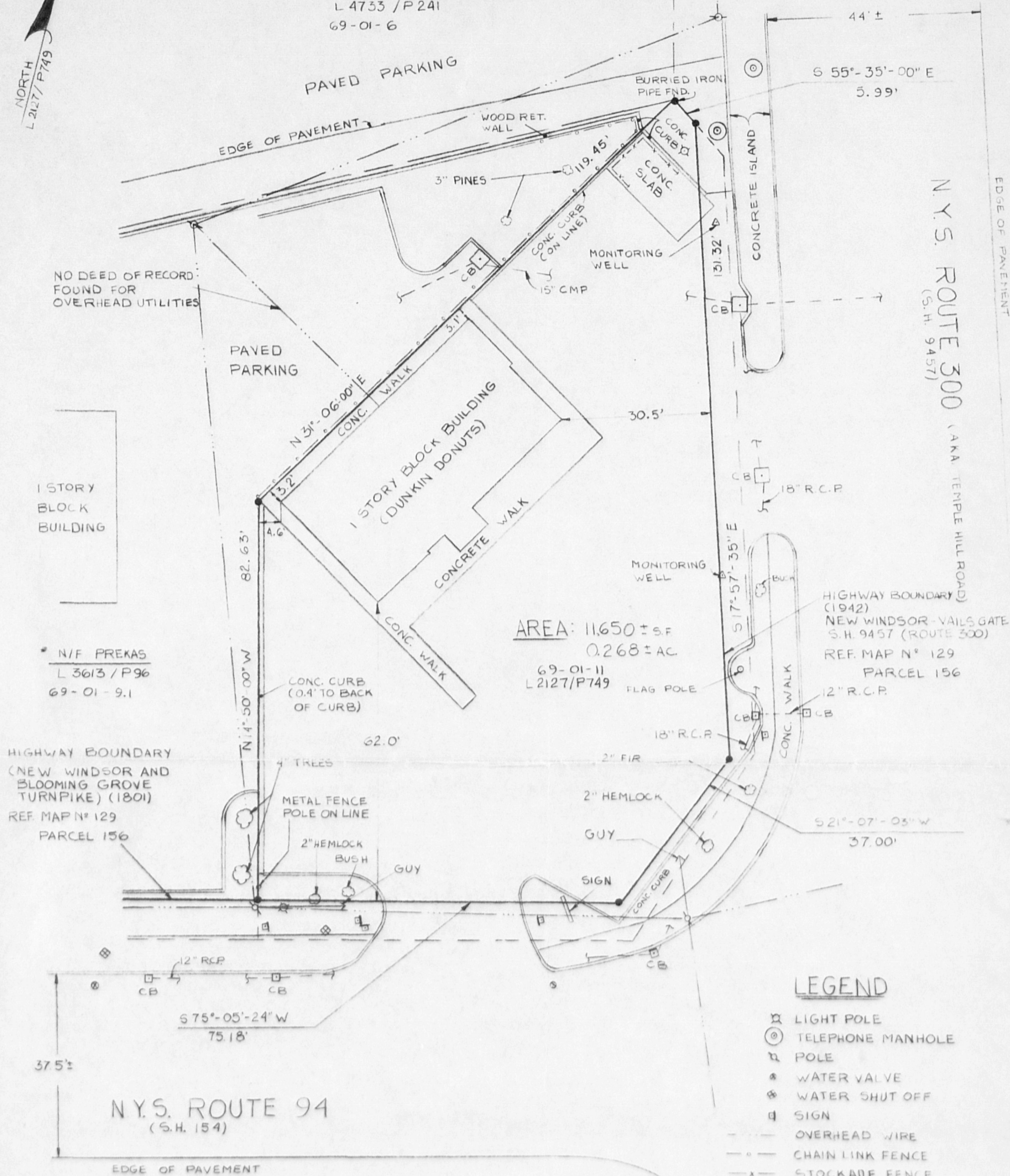
12

DUNKIN DONUTS

MR. NUGENT: Is there anyone here for this application?  
Let the record show no one is here. We'll go on to the  
next.



N/F V.G.R. ASSOCIATES, LLC  
L 4733 / P 241  
69-01-6



AREA: 11,650 ± S.F.  
0.268 ± AC.  
69-01-11  
L 2127/P 749

### LEGEND

- ⊗ LIGHT POLE
- ⊙ TELEPHONE MANHOLE
- ⊔ POLE
- ⊕ WATER VALVE
- ⊖ WATER SHUT OFF
- ⊓ SIGN
- OVERHEAD WIRE
- - - CHAIN LINK FENCE
- x - STOCKADE FENCE

### CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON 07/01/98

• DUNKIN DONUTS  
• WILLIAM STAPLES

### NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYS ON JANUARY 23, 1993. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FROM WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.

SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.

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SURVEY MAP PREPARED FOR  
**STAPLES**  
(DUNKIN DONUTS)

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

REVISIONS

NEW YORK STATE

**RAYMOND E. HEINSMAN**  
PROFESSIONAL LAND SURVEYOR, P.L.L.C.

859 ROUTE 9 BOX 167  
WAPPINGERS FALLS, N.Y. 12590  
(914) 297-9435 FAX (914) 297-0212

DATE  
7/15/98

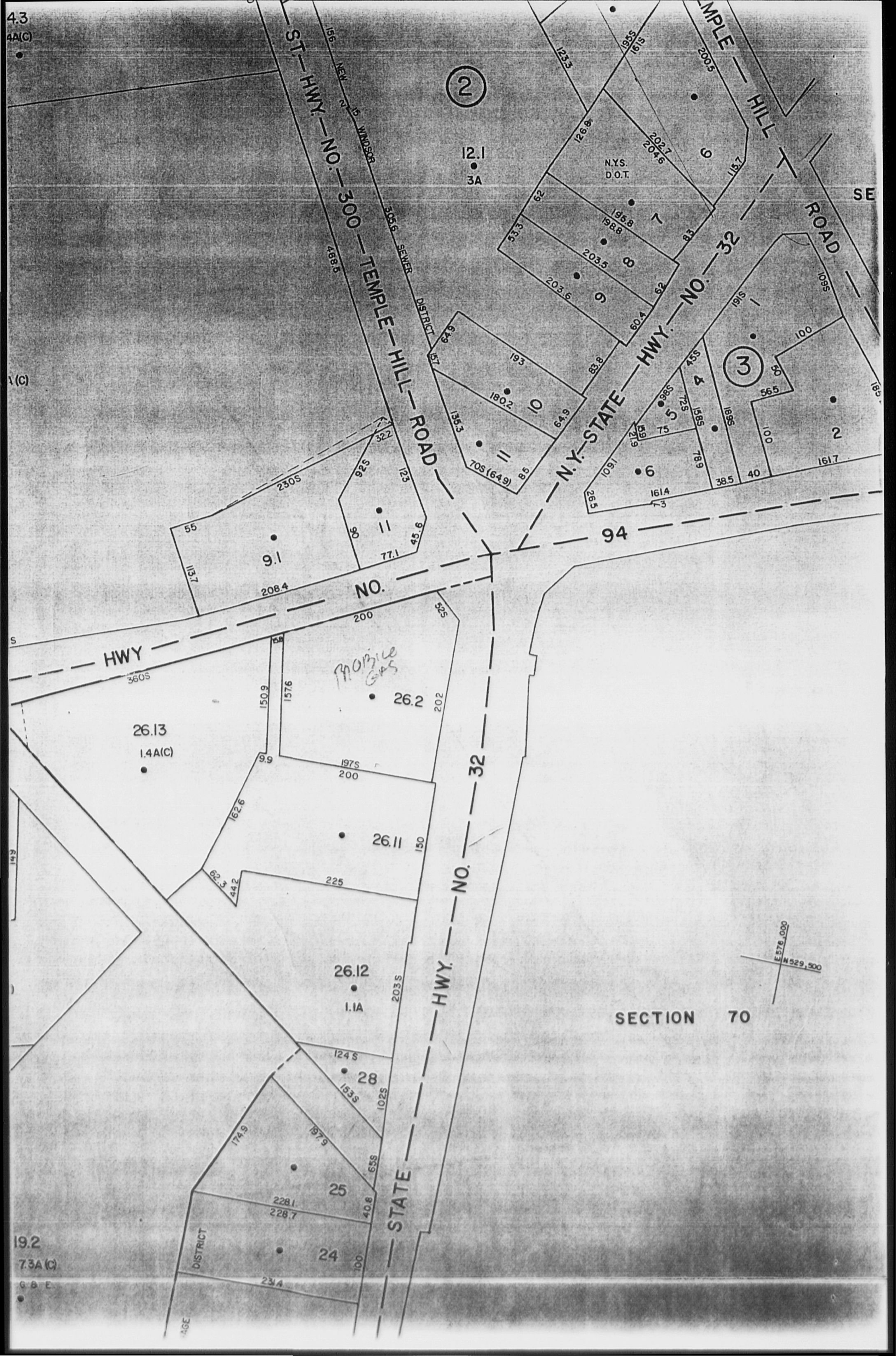
SCALE  
1" = 20'

DRAWN BY  
JK

CHECKED BY  
REH

LICENSE NO. 049270

JOB № 98-062



4.3  
4A(C)

1(C)

S

143

19.2  
7.3A(C)  
G B E

2

3

SECTION 70

E 576,000  
N 529,500

ST. HWY. NO. 300

TEMPLE HILL ROAD

N.Y. STATE HWY. NO. 32

TEMPLE HILL ROAD

94

NO.

HWY. NO. 32

STATE

MOBILE GAS

N.Y.S. D.O.T.

DISTRICT

SE